

525 MARINE Drive, Calgary T3M 2B2

MLS®#: **A2157637** Area: **Mahogany** Listing Date: **08/14/24** List Price: **\$759,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **3,315 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,See Remarks,Views**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,074**  
 Low Sqft:  
 Ttl Sqft: **1,074**

DOM

**35**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Cement Fiber Board,Concrete,See Remarks,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Refrigerator,See Remarks,Washer/Dryer,Water Softener,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,See Remarks,Separate Entrance,Stone Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`6" x 15`11"	Foyer	Main	6`5" x 9`7"
Kitchen	Main	12`4" x 12`0"	Dining Room	Main	9`10" x 13`0"
Laundry	Main	7`3" x 9`7"	Bedroom - Primary	Main	11`2" x 13`0"
Game Room	Basement	24`2" x 14`11"	Bedroom	Basement	11`11" x 11`2"
Bedroom	Basement	14`0" x 10`6"	Storage	Basement	5`6" x 11`0"
2pc Bathroom	Main	0`0" x 0`0"	3pc Ensuite bath	Main	0`0" x 0`0"

**4pc Bathroom**

**Basement**

**0`0" x 0`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1911153**

Zoning:  
**R-2M**

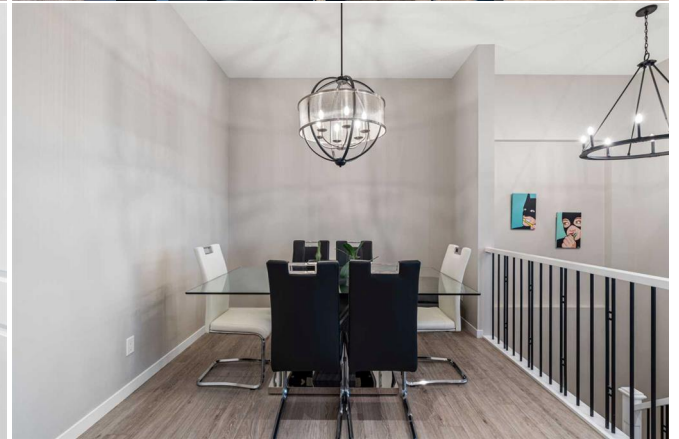
Remarks

Pub Rmks: **Beach and Lake views from your Living room! Welcome to this exceptional semi-detached bungalow located in the highly sought-after community of Mahogany. Step inside to be greeted by 10ft high ceilings, luxurious vinyl plank flooring, and a bright open-concept layout that effortlessly unites the kitchen, dining, and living areas—ideal for entertaining. The living room, with its captivating lake and beach front views, showcases a stunning gas fireplace with brick finishing. The kitchen is a chef's dream, featuring an expansive center island with a breakfast bar, floor-to-ceiling cabinets, and a top-tier stainless steel appliance package worth over \$15k. The spacious primary bedroom offers a walk-in closet and a spa-inspired ensuite. The 4-piece bathroom includes a double vanity with quartz countertops and a very luxurious glass shower. Downstairs, you'll find a very large and versatile entertainment area, perfect for movie nights or game day, along with two additional bedrooms and a 4-piece bathroom. Comfort and modern conveniences abound with dual climate control zones and an Air Conditioning unit to keep you cool during the summer months. The low-maintenance xeriscape lot is enhanced by an upgraded exposed concrete walkway, providing easy access to all entrances. The double detached garage offers ample storage and there is a very cute and low maintenance back yard This residence perfectly blends sophistication, comfort, and picturesque lakefront living. Residents enjoy exclusive access to a private lake, recreational facilities, and scenic walking trails. With convenient proximity to shopping, dining, and entertainment, this home provides the perfect balance of peace and accessibility. Call your favorite agent today and book your showing.**

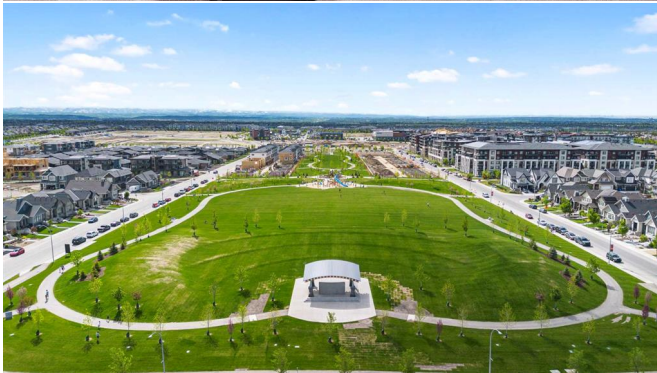
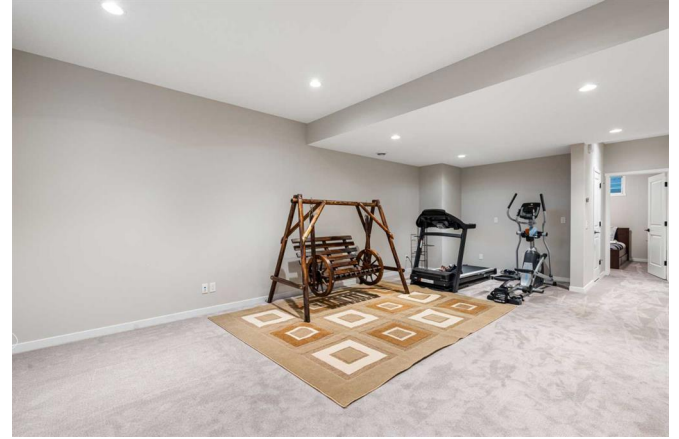
Inclusions:  
Property Listed By: **Garage controls  
RE/MAX iRealty Innovations**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

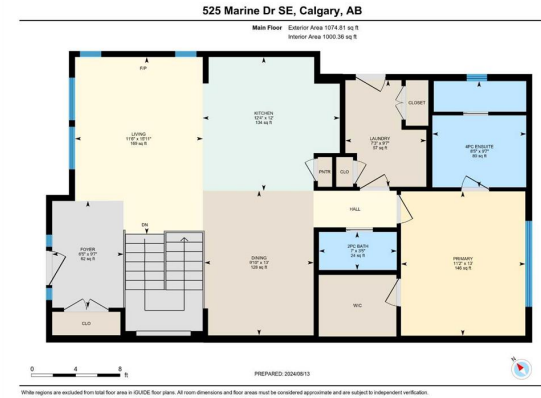












**525 Marine Dr SE, Calgary, AB**

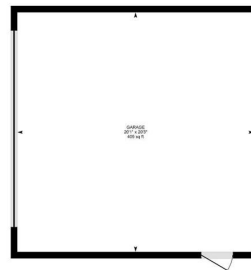
Basement (Below Grade) Exterior Area 1002.68 sq ft  
 Interior Area 930.77 sq ft



White regions are excluded from total floor area in IGAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**525 Marine Dr SE, Calgary, AB**

Detached Garage Enclosed Area 450.07 sq ft



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